

Municipal Clerk  
Atlanta, Georgia

**04-0-1638**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-91  
Date Filed: 8-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **4090 Paces Ferry Road, N.W. (a.k.a. 2035 Garraux Road)** be changed from R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 235 & 239, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-04-91

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 235 and 239 of the 17<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the southwest line of the right-of-way of Paces Ferry Road a distance of 210.0 feet to the northwest line of the right-of-way of River Forest Parkway (a 50 foot right-of-way) and run thence south 19 degrees 06 minutes 51 seconds west a distance of 395.89 feet to a point; running thence south 18 degrees 20 minutes 46 seconds west a distance of 226.20 feet to a point; running thence north 63 degrees 48 minutes 37 seconds west a distance of 20.00 feet to a point; running thence south 30 degrees 23 minutes 20 seconds west a distance of 201.03 feet to a point; running thence south 04 degrees 33 minutes 35 seconds west a distance of 250.54 feet to a point on the northeast line of the right-of-way of Garraux Drive (a 30 foot right-of-way); running thence northwesterly along the arc of a curve of the northeast line of the right-of-way of Garraux Drive, which arc has a chord as measured north 64 degrees 43 minutes 39 seconds west and an arc distance of 31.47 feet to a point; running thence northwesterly and westerly along the arc of a curve of the northeast and north line of the right-of-way of Garraux Drive, which arc has a chord as measured north 76 degrees 58 minutes 02 seconds west, an arc distance of 199.25 feet to a point; running thence north 42 degrees 12 minutes 00 seconds east a distance of 90.00 feet to a point; running thence north 55 degrees 25 minutes 00 seconds west a distance of 287.10 feet to a point; running thence north 86 degrees 30 minutes 00 seconds west a distance of 237.60 feet to a point; running thence north 76 degrees 15 minutes 00 seconds west a distance of 355.00 feet to the edge of the Chattahoochee River; running thence northeasterly along the edge of the Chattahoochee River a distance of 765± feet to a point; running thence south 67 degrees 31 minutes 00 seconds east a distance of 395.00 feet to a point; running thence north 25 degrees 47 minutes 56 seconds east a distance of 400.46 feet to a point on the southwest line of the right-of-way of Paces Ferry Road; running thence south 63 degrees 21 minutes 12 seconds east a distance of 91.64 feet to a point; running thence south 24 degrees 27 minutes 39 seconds west along the widening of Paces Ferry Road a distance of 15.00 feet to a point; running thence south 65 degrees 32 minutes 21 seconds east a distance of 183.95 feet to a point; running thence southeasterly along the arc of the curve of the southwest line of the right-of-way of Paces Ferry Road, which arc has a chord as measured south 66 degrees 37 minutes 32 seconds east, an arc distance of 62.97 feet to the point of beginning; being a tract of land containing 17.085 acres, more or less, being also shown as Tax Parcels 17-0235-0002-014-0; 17-0235-0002-015-7; 17-0235-0002-016-5; 17-0235-0002-017-3 and 17-0235-0002-008-2